

MEMBERS OF THE PUBLIC WILL BE PERMITTED TO PARTICIPATE IN THIS MEETING by  
teleconference by calling 1-301-715-8592 and entering Meeting ID number: 864 1146 7584

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Mayor and Council Meeting  
Council Chamber, Smyrna Town Hall  
27 S. Market Street Plaza, Smyrna, Delaware  
June 5, 2023 – 6:45 PM

### Agenda

1. 6:45 PM – Public hearings to consider:
  - a. A Preliminary Category A Site Plan application from the Smyrna School District to construct a 66,000 sq. ft. two-story intermediate school and associated parking areas, playing fields, and stormwater facilities on 13.65 acres fronting the west side of Rabbit Chase Lane currently composed of all or portions of 47 vacant previously recorded residential lots (TM 1-17-02801-05-0100-0000 thru 1-17-02801-05-1500-00001, 1-17-02801-05-5200-00001 thru 1-17-02801-05-5700-00001, and 1-17-02801-05-6800-00001 thru 1-17-02801-05-9400-00001) to be consolidated with this application on lands zoned R-2A.
  - b. Application from Maria Sammanner to rezone a 0.15-acre parcel at 326 W. Commerce Street (TM 1-17-01017-03-3100-00001) from R-3 Residential to DR – Downtown Residential in the Town of Smyrna to comply with the 2020 Smyrna Comprehensive Plan.
2. 7:00 PM - Call to order – regular meeting
3. Pledge of Allegiance
4. Roll call
5. Additions/deletions to published agenda
6. Consent agenda:
  - a. Council minutes of 05/15/2023
  - b. Executive session minutes of 05/15/2023
  - c. Police Department monthly report
7. Non-agenda Items
  - a. Mayor & Council Members
  - b. Police Chief
  - c. Town Manager
8. Presentation and public comments for agenda items only (3 minutes)
9. Old business, including Discussions & Possible Action on the following items:

- a. Authorities, Commissions, & Committees\*
  - b. A Preliminary Category A Site Plan application from the Smyrna School District to construct a 66,000 sq. ft. two-story intermediate school and associated parking areas, playing fields, and stormwater facilities on 13.65 acres fronting the west side of Rabbit Chase Lane currently composed of all or portions of 47 vacant previously recorded residential lots (TM 1-17-02801-05-0100-0000 thru 1-17-02801-05-1500-00001, 1-17-02801-05-5200-00001 thru 1-17-02801-05-5700-00001, and 1-17-02801-05-6800-00001 thru 1-17-02801-05-9400-00001) to be consolidated with this application on lands zoned R-2A.
  - c. An ordinance to amend chapter 32 (impact fees) to revise the impact fee caps imposed for fire protection and ambulance services and to clarify how automatic adjustments occur based on inflation
10. New Business, Including Discussion & Possible Action on the following Items:
- a. Relocation of the Sam Potts marker from Town Hall to George Wright Park with the other veterans
  - b. Digitizing/Scanning all Planning & Zoning files
  - c. Appointment of Carol Binns to the Main Street Coordinating Board
  - d. Locust Street sewer-related concern
  - e. Update on Lake Como Woods paving
  - f. Update on Ashland paving
  - g. Analysis on the customer deposits to determine the amount of legitimate deposits and how much may need to be escheated to the State
  - h. Cambria Village
  - i. An ordinance amending the town code of the town of Smyrna and the “standard specifications and details for water mains, sanitary sewers, storm drains, streets, roads, and electric” to reduce the wastewater calculations for equivalent dwelling units (EDU) to 250 gallons per day
  - j. Application from Maria Sammader to rezone a 0.15-acre parcel at 326 W. Commerce Street (TM 1-17-01017-03-3100-00001) from R-3 Residential to DR – Downtown Residential in the Town of Smyrna to comply with the 2020 Smyrna Comprehensive Plan
  - k. An ordinance amending appendix a (zoning) of the town code of the town of Smyrna to eliminate the distance requirement for most personal services in the central commercial (cc) zoning district
11. Presentation and public comments for non-agenda items (3 minutes)
12. Other Council Business
13. Executive session to discuss pending or potential litigation. 29 Del. C. Sec. 10004(b)(4)
14. Discussion and possible action on executive session matter involving pending or potential litigation.
15. Executive session to discuss personnel matters in which the names, competency, and abilities of individual employees will be discussed. 29 Del. C. § 10004(b)(9)\*\*
16. Discussion and possible action on personnel matters discussed in executive session.\*\*

## 17. Adjournment

Posted 05/26/2023 at 2:30 PM (#1)

Posted 06/01/2023 at 4:30 PM (#2)\* requested addition to the agenda

Posted 06/02/2023 at 3:00 PM (#3)\*\* requested addition to the agenda

NOTE: This agenda as listed may not be considered in sequence. This agenda is subject to change to include additional items, including Executive Sessions, and/or deletion of items, including Executive Sessions that arise at time of meeting.